

PUBLIC HEARINGS

June 21, 2004

PUBLIC HEARINGS were held on Monday, **June 21, 2004**, at 6:42 p.m., in the Assembly Room, Berkeley County Office Building, 223 North Live Oak Drive, South Carolina, to solicit public comment, written or oral, on **Bills Numbered 04-25 thru 04-34** for zoning reclassifications, **04-37 thru 04-41** for Special Tax District Budgets, and **04-42** for adoption of a Comprehensive Land Use Plan.

Present: Mr. James H. Rozier, Jr., Supervisor, Chairman; Mrs. Judith K. Spooner, Council Member District No. 2; Mr. William E. Crosby, Council Member District No. 3; Mr. Charles E. Davis, Council Member District No. 4; Mr. Dennis L. Fish, Council Member District No. 5; Mrs. Judy C. Mims, Council Member District No. 6; Mr. Caldwell Pinckney, Jr., Council Member District No. 7; Mr. Steve C. Davis, Council Member District No. 8; Mr. D. Mark Stokes, County Attorney, and Ms. Barbara B. Austin, Clerk of County Council.

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

Chairman Rozier called the meeting to order and stated there were 16 Public Hearings being held to solicit public comment, written or oral.

There were no written comments on any of the bills for Public Hearing.

1. **Bill No. 04-25**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Berkeley Properties, LLC**, 130 Oakley Road, Moncks Corner, TMS# 180-00-01-048, (.964 acres), **from R-2, Manufactured Residential District, to GC, General Commercial District**. Council District No. 6.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:43 p.m.

2. **Bill No. 04-26**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **John Jackson**, 107 Outbacks Lane, Moncks Corner, TMS# 161-15-00-036, (1 lot), **from GC, General Commercial District, to F-1, Agricultural District**. Council District No. 6.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:44 p.m.

3. **Bill No. 04-27**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **David Driggers**, Highway 17-A, Moncks Corner, TMS# 180-00-03-062, (3.45 acres), **from R-2**

Manufactured Residential District, to GC, General Commercial District. Council District No. 6.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:45 p.m.

4. **Bill No. 04-28**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Raymond Lodge** for Hensley and Brown Properties, LLC, 2071 S. Live Oak Drive, Moncks Corner, TMS# 180-00-03-061, (2 acres), **from R-2 Manufactured Residential District, to GC, General Commercial District.** Council District No. 6.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:46 p.m.

5. **Bill No. 04-29**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Greg Hood**, Bethera Road, Moncks Corner, TMS# 087-00-04-023, (2.96 acres), **from F-1, Agricultural District, to RNC, Rural and Neighborhood Commercial District.** Council District No. 6.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:47 p.m.

6. **Bill No. 04-30**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **David Rogers**, 1305 N. Highway 52, Moncks Corner, TMS# 123-00-03-054, (.73 acre portion of 8.98 acres total), **from GC, General Commercial District, and F-1, Agricultural District, to GC, General Commercial District.** Council District No. 8.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:48 p.m.

7. **Bill No. 04-31**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Suzie Brill**, 1749 S. Live Oak Drive, Moncks Corner, TMS# 180-00-01-004, (3.88 acres), **from R-2, Manufactured Residential District, to RNC, Rural and Neighborhood Commercial District, (.76 acre portion), and F-1, Agricultural District, (3.12 acre portion).** Council District No. 6.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:49 p.m.

8. **Bill No. 04-32**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Ligure Ellington, Jr.**, Cainhoy Road, Huger, TMS# 239-00-00-052, (3.38 acres), **from R-2, Manufactured Residential District, to RNC, Rural and Neighborhood Commercial District**. Council District No. 8.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:50 p.m.

9. **Bill No. 04-33**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Barbara Starks**, 2914 N. Highway 52, Bonneau, TMS# 057-00-01-056, (1 acre portion, 12.37 acres total), **from F-1, Agricultural District, to RNC, Rural and Neighborhood Commercial District**. Council District No. 8.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:51 p.m.

10. **Bill No. 04-34**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Frank Kinlaw**, 2563 Clements Ferry Road, Wando, TMS# 271-00-02-035, (14.5 acres portion of 21.5 acres total), **from R-2, Manufactured Residential District, to GC, General Commercial District**. Council District No. 8.

Chairman Rozier stated a correction was made to Bill No. 04-34, wherein, "10.01 acres portion" was amended to reflect "14.5 acres portion". Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:52 p.m.

11. **Bill No. 04-37**, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Devon Forest Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Devon Forest special tax district during the fiscal year.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:53 p.m.

12. **Bill No. 04-38**, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Pimlico Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Pimlico special tax district during the fiscal year.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:54 p.m.

13. Bill No. 04-39, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Sangaree Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Sangaree Special Tax District during the fiscal year.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:55 p.m.

14. Bill No. 04-40, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Tall Pines Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Tall Pines Special Tax District during the fiscal year.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:56 p.m.

15. Bill No. 04-41, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the operational budget of the **Berkeley County Special Fire Tax District** within the unincorporated portions of Berkeley County; and to provide for the expenditures of the revenues received by the Special Fire Tax District during the fiscal year.

Chairman Rozier asked if there were any public comments. There being none, the Public Hearing was declared ended at 6:57 p.m.

16. Bill No. 04-42, An Ordinance to amend Ordinance No. 99-4-18, adopting a **Comprehensive Plan for the County of Berkeley**, pursuant to South Carolina Code of Laws Section 6-29-510, 1976, as amended.

Chairman Rozier stated there would be another Public Hearing on Bill No. 04-42 after the Comprehensive Land Use Committee, an Ad Hoc Committee of the Committee on Planning and Development, completed its work.

Chairman Rozier continued by asking if there were any public comments.

Mr. Carroll Cash, residing at 285 Wild Game Road, Summerville, SC, stated he lived in the New Hope/Sheep Island Community. Mr. Cash is President of the New Hope/Sheep Island Community Organization, in addition to being Chairman of a special committee formed because of the tremendous concerns shared as a community of approximately 525 households. These concerns are:

- Land sales and development.
- Discussions with regard to the Land Use Plan, specifically, the corridor along Interstate 26, and its suggested designation as an industrial/commercial corridor

extending from Exit 187 at Ridgeville and Pringletown to Exit 199 at the Summerville/Moncks Corner Exit (a one-mile corridor on each side of an approximate 12-mile stretch of the interstate equaling approximately 8,000 acres).

- Is there a necessity in designating 8,000 more acres for heavy/light commercial development, when it is the gateway to Berkeley, Dorchester and Charleston Counties (the Lowcountry)?
- Does the County want people coming into this area to see 12 miles of factories, businesses and buildings, instead of swamps, trees, nature and animals – all of the things that have made this one of the most beautiful areas of the County?
- There are 3,000 acres that are questionable with Dorchester County at the top end of the 12-mile stretch, and maybe that is enough; although, citizens located up there might not like that either.
- There are concerns about the explosive development along State Road 16 (Jedberg Road), and along Highway 176 (from Carnes Crossroad to Cooper Store Road). This is primarily a rural area, with citizens owning houses that sit on anywhere from four to twenty-five acres.
- Westvaco has offered to sell its land on State Road 16. There is no more land available, because it has already been sold or under option to developers (7,000 acres from I-26 to Cooper Store Road being considered for residential development).
- Along Highway 176 from Carnes Crossroad back to Cooper Store Road, there are approximately 8,000 acres available and being considered for residential development.
- Developers are able to develop at will. Doing what they want, developers can erect 10, 4 or 6 houses per acre. There are no requirements on density, or setting aside greenspace – spaces for elderly citizens and children to play. Restrictions are needed for these developers.
- Greenspace is not a nice ditch running between houses, but rather acres upon acres that are preserved for deer, turkey, adults and children – maintaining the County's heritage.
- Development, when not planned, creates vehicle congestion on roads already inadequately maintained, and it places children in schools that are not even yet built. Developers must be required to designate land.
- Two developers have already approached the Town of Summerville about annexing them into the town limits. Summerville believes that they are already contiguous to that area. The residents of New Hope/Sheep Island do not want to be a part of the Town of Summerville.

Mr. Cash continued by stating that Council has wonderful ideas, but these ideas must be enacted into the Comprehensive Land Use Plan. In addition, developers must have restrictions placed upon them.

The Public Hearing on Bill No. 04-42 was declared ended at 7:02 p.m.

S/Barbara B. Austin
Clerk of County Council

July 26, 2004
Date Approved

AGENDA FOR PUBLIC HEARINGS

Public Hearings to solicit public comment, written or oral, will be held on **Monday June 21, 2004**, immediately following the meeting of the Committee on Finance at 6:00 p.m., or as soon thereafter as may be heard following other Public Hearings, in the **Assembly Room, Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, S. C.**, regarding the following:

CALL TO ORDER

ZONING MATTERS

1. **Bill No. 04-25**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Berkeley Properties, LLC**, 130 Oakley Road, Moncks Corner, TMS# 180-00-01-048, (.964 acres), **from R-2, Manufactured Residential District, to GC, General Commercial District**. Council District No. 6.

PUBLIC DISCUSSION

2. **Bill No. 04-26**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **John Jackson**, 107 Outbacks Lane, Moncks Corner, TMS# 161-15-00-036, (1 lot), **from GC, General Commercial District, to F-1, Agricultural District**. Council District No. 6.

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3. **Bill No. 04-27**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **David Driggers**, Highway 17-A, Moncks Corner, TMS# 180-00-03-062, (3.45 acres), **from R-2 Manufactured Residential District, to GC, General Commercial District**. Council District No. 6.

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5. **Bill No. 04-29**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Greg Hood**, Bethera Road, Moncks Corner, TMS# 087-00-04-023, (2.96 acres), **from F-1, Agricultural District, to RNC, Rural and Neighborhood Commercial District**. Council District No. 6.

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6. **Bill No. 04-30**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **David Rogers**, 1305 N. Highway 52, Moncks Corner, TMS# 123-00-03-054, (.73 acre portion of 8.98 acres total), **from GC, General Commercial District, and F-1, Agricultural District, to GC, General Commercial District**. Council District No. 8.

PUBLIC DISCUSSION

7. **Bill No. 04-31**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Request by Suzie Brill**, 1749 S. Live Oak Drive, Moncks Corner, TMS# 180-00-01-004, (3.88 acres), **from R-2, Manufactured Residential District, to RNC, Rural and Neighborhood Commercial District, (.76 acre portion), and F-1, Agricultural District, (3.12 acre portion)**. Council District No. 6.

PUBLIC DISCUSSION

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10. **Bill No. 04-34**, An Ordinance to modify the official Zoning and Development Standards Map of Berkeley County, South Carolina, Re: **Frank Kinlaw**, 2563 Clements Ferry Road, Wando, TMS# 271-00-02-035, (10.01 acres portion of 21.5 acres total), **from R-2, Manufactured Residential District, to GC, General Commercial District**. Council District No. 8.

PUBLIC DISCUSSION

SPECIAL TAX DISTRICT BUDGETS

11. **Bill No. 04-37**, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Devon Forest Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Devon Forest special tax district during the fiscal year.

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12. **Bill No. 04-38**, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Pimlico Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Pimlico special tax district during the fiscal year.

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13. **Bill No. 04-39**, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Sangaree Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Sangaree Special Tax District during the fiscal year.

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14. **Bill No. 04-40**, An Ordinance providing for the fiscal year beginning July 1, 2004, and ending June 30, 2005, for the **Tall Pines Special Tax District** operational budget; and to provide for the expenditures of the revenues received by the Tall Pines Special Tax District during the fiscal year.

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PUBLIC DISCUSSION

OTHER MATTERS

- 16. Bill No. No. 04-42, an Ordinance to amend Ordinance No. 99-4-18, adopting a Comprehensive Plan for the County of Berkeley, pursuant to South Carolina Code of Laws Section 6-29-510, 1976, as amended.**

PUBLIC DISCUSSION

June 16, 2004
S/Barbara B. Austin
Clerk of County Council